

TRANSFER
TAX
PAIDQUITCLAIM DEED WITH COVENANT

022030

KNOW ALL PERSONS BY THESE PRESENTS, THAT FORESITE, INC., a Maine corporation, of Brunswick, County of Cumberland, and State of Maine, for consideration paid, GRANTS to OM MINOT ASSOCIATES, L.L.C., an Ohio limited liability company, of Akron, State of Ohio, whose mailing address is 1765 Merriman Road, Akron, Ohio 44313, with quitclaim covenants, the land in Waterville, County of Kennebec, State of Maine, described as follows:

SEE ATTACHED EXHIBIT A, AND ANY INTEREST THAT FORESITE, INC. HAS IN THE ATTACHED EXHIBIT B IS ALSO BEING CONVEYED.

WITNESS my hand and seal this 25th day of the month of August, 2000.

Signed, Sealed and Delivered
in the Presence of

FORESITE, INC.

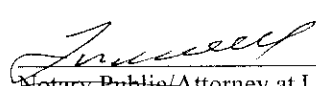
By: 

Robert A. Rosenthal, President

STATE OF MAINE
CUMBERLAND, ss.

August 25, 2000

Then personally appeared the above named Robert A. Rosenthal, President of Foresite, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation. Before me,


Notary Public/Attorney at Law

LINDA C. RUSSELL

Typed or Printed Name

Atlantic Falls 8

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Exhibit A

a certain lot or parcel of land situated in Waterville in the County of Kennebec and State of Maine and more particularly bounded and described as follows: Commencing at a point situated on the westerly side of Main Street, a public way, so-called, in Waterville, Maine, which point is situated two hundred (200) feet northerly of the intersection of Main Street with Eustis Parkway and which point is also situated at the northeasterly corner of land owned by the Congregational Church. Thence in a general westerly direction a distance of thirty-nine (39) feet, more or less, to a point; thence in a general westerly direction along the northerly line of land owned by the Congregational Church to the northwesterly corner of land owned by the Congregational Church; thence in a general southerly direction along the westerly line of land owned by the Congregational Church a distance of two hundred (200) feet to a point situated on the northerly side of Eustis Parkway; thence in a general westerly direction, along the northerly side of Eustis Parkway a distance of three hundred and twenty-three (323) feet to a point situated at the southeasterly corner of premises owned by one William Niehoff; thence in a general northerly direction along the easterly side of premises owned by William Niehoff a distance of one hundred (100) feet; thence in a general westerly direction a distance of one hundred forty (140) feet along the northerly line of land of William Niehoff; thence in a general northerly direction a distance of one hundred (100) feet along a portion of the easterly line of land of one Lucien Veilleux to a point in the northeasterly corner of land of the aforesaid Lucien Veilleux; thence in a general westerly direction along the northerly line of land of Lucien Veilleux a distance of two hundred and ten (210) feet; thence in a general southerly direction, along a portion of the westerly line of land of Lucien Veilleux a distance of one hundred (100) feet; thence in a general westerly direction a distance of one hundred and five (105) feet; thence in a general southerly direction a distance of one hundred (100) feet to a point in the northerly side of Eustis Parkway; thence in a general westerly direction along the northerly line of Eustis Parkway a distance of one hundred and five (105) feet; thence in a general northerly direction a distance of one hundred (100) feet to a point; thence in a general westerly direction a distance of one hundred and five (105) feet to a point; thence in a general southerly direction a distance of one hundred (100) feet to a point on the northerly side of Eustis Parkway; thence in a general westerly direction along the northerly line of Eustis Parkway to the

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southeast corner of premises owned by William Tully; thence in a general northerly direction along the easterly line of premises owned by William Tully to the northeast corner thereof; thence in a general westerly direction along the northerly line of premises owned by William Tully to the northwest corner thereof; thence in a general southerly direction a distance of one hundred (100) feet to a point on the northerly line of Eustis Parkway and at the southwesterly corner of premises owned by the aforesaid William Tully; thence in a general westerly direction along the northerly line of Eustis Parkway a distance of two hundred thirty-five (235) feet, more or less, to an iron pin, situated at the southeast corner of land owned by the Thayer Hospital; thence in a northerly direction along the easterly line of land owned by the Thayer Hospital a distance of five hundred and seventy (570) feet, more or less, to a point; thence in a continuing straight line and in a general northerly direction a distance of one hundred and ten (110) feet, more or less, to a point on the southerly line of land owned by the Thayer Hospital; thence in a general easterly direction along the southerly line of land owned by the Thayer Hospital a distance of two hundred (200) feet, more or less, to the southeasterly corner of land owned by the Thayer Hospital; thence in a general easterly direction in a nearly continuous straight line from the last course to a point situated at an angle and immediately southerly of premises owned by the within grantee; thence in a general easterly direction to a point a distance of one hundred twenty (120) feet, more or less, (which point is situated two hundred and ninety (290) feet, more or less, from the westerly side of Main Street); thence in a general easterly direction to a point at the northwesterly corner of land of one Carl Beck; thence in a general southerly direction along the westerly line of land owned by one Carl Beck to a point in the southwesterly corner of land owned by the aforesaid Carl Beck; thence in a general easterly direction along the southerly line of land owned by the aforesaid Carl Beck a distance of one hundred eighty (180) feet to a point in the westerly line of Main Street; situated at the southeasterly corner of land of the aforesaid Carl Beck; thence in a general southerly direction along the westerly line of Main Street to a point on the westerly side of Main Street, situated in the northeasterly corner of land of one C. Chase; thence in a general westerly direction along the northerly line of land of C. Chase two hundred and eight (208) feet to a point; thence in a general southerly direction along the westerly line of land of C. Chase a distance of two hundred (200) feet to a point; thence in a general easterly direction along the southerly line of land of C. Chase a distance of two hundred and eight (208) feet to a point on the westerly side of Main Street; thence in a general southerly direction along the westerly line of Main Street a distance of two hundred thirty (230) feet, more or less, to the point of beginning.

One other certain lot or parcel of land situated in Waterville in the County of Kennebec and State of Maine and more particularly bounded and described as follows: Commencing at a point situated on the westerly side of Main Street and in the southeasterly corner of land occupied by Elm Plaza Shopping Center; thence in a general westerly direction along the portion of the southerly line of Elm Plaza Shopping Center to a point; thence in a general southerly direction a distance of two hundred twenty-eight and sixteen one hundredths (228.16) feet to a point; thence in a general easterly direction a distance of two hundred and forty seven and five tenths (247.5) feet to a point situated on the westerly side of Main Street; thence in a general northerly direction along the westerly line of Main Street a distance of ninety (90) feet more or less to the point of beginning.

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Another certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine and more particularly bounded and Described as follows: Commencing at a point on the easterly side of the Quarry Road, a public way, situated in Waterville aforesaid, and in the northwesterly corner of land owned by the Thayer Hospital on the aforesaid Quarry Road; thence in a general northerly direction along the easterly side of the aforesaid Quarry Road a distance of One Thousand Fifty (1,050) feet, more or less; thence in a general easterly direction to a point; thence in a general northerly direction along the easterly side of the aforesaid Quarry Road a distance of One Hundred Eighty-Nine (189) feet, more or less; thence in a general northeasterly direction Forty (40) feet to a point; thence in a general easterly direction a distance of One Hundred and Fifty (150) feet, to the southwesterly corner of premises owned by one Sage; thence in a general easterly direction along the southerly line of premises owned by one Sage and occupied by the Fenway Motel to a point in the northwesterly corner of premises occupied by a Mobil Oil Filling Station on Main Street in Waterville, Maine; thence in a general southerly direction along the westerly line of said Mobil Oil Filling Station to a point in the southwesterly corner thereof; thence in a general westerly direction a distance of one hundred sixty-six and three tenths (166.3) feet to a point along the northerly line of premises occupied by the Elm Plaza Shopping Center; thence in a general westerly direction along the northerly line of premises occupied by the Elm Plaza Shopping Center to the northwest corner thereof; thence in a general southerly direction along the westerly line of premises occupied by the Elm Plaza Shopping Center a distance of twelve hundred and thirty-nine (1,239) feet, more or less, to the point in the southwesterly corner of premises occupied by the Elm Plaza Shopping Center; thence in a general westerly direction to a point on the easterly side of sewer line easement; thence in a general southerly direction along the easterly line of the aforesaid sewer line easement to a point; thence in a general westerly direction to a point situated in the southeasterly corner of land owned by the Thayer Hospital; thence in a general northerly direction a distance of four hundred and ninety-five (495) feet, more or less, to a point situated in the northeast corner of premises owned by the Thayer Hospital; thence in a general westerly direction along the northerly line of premises owned by the Thayer Hospital to the point of beginning. These premises are subject to a fifty (50) foot right of way situated on the northerly side of the premises owned by the Thayer Hospital.

Exhibit A - continued

Excepting and reserving to the within Grantors, their heirs and assigns forever, from the previously described premises, the following described premises, more particularly bounded and described as follows: Commencing at a point situated on the easterly side of premises owned by the Thayer Hospital, which point is situated one hundred (100) feet northerly of the northerly line of Eustis Parkway; thence in a general easterly direction in a line parallel with and one hundred (100) feet distant from the northerly line of Eustis Parkway, a distance of three hundred and thirty-five (335) feet, more or less, to a point; thence in a general northerly direction a distance of six hundred and eleven (611) feet, more or less, to a point; thence in a general westerly direction in a continuous straight line which line is in part an extension of the southerly line of premises owned by Thayer Hospital a distance of two hundred (200) feet to a point situated on the southerly line of premises owned by Thayer Hospital; thence in a general southerly direction in a continuous straight line, a portion of which line comprises the easterly line of premises owned by the Thayer Hospital, a distance of six hundred and four (604) feet, more or less, to the point of beginning.

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Exhibit A – continued

EXCEPTING AND RESERVING from the above described parcel the following deeds:

1. Lewis J. Rosenthal to Harold Ramsden et al, dated May 3, 1971 and recorded in the Kennebec County Registry of Deeds in Book 1546, Page 311.
2. Foresite, Inc. to Frederick Eames, dated September 1, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3423, Page 239.
3. Lewis J. Rosenthal, Evelyn F. Rosenthal and Foresite, Inc. to Mid-Maine Medical Center, dated March 9, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2401, Page 167.
4. Rosenthal Investments, Inc. to L'Heureux and recorded in the Kennebec County Registry of Deeds in Book 1515, Page 60.
5. Foresite, Inc. to Cottle and recorded in the Kennebec County Registry of Deeds in Book 2109, Page 150.
6. Rosenthal Investments, Inc. to Thurlow and recorded in the Kennebec County Registry of Deeds in Book 1551, Page 503.
7. Foresite, Inc. to LaRochelle and recorded in the Kennebec County Registry of Deeds in Book 2687, Page 235.
8. Rosenthal Investments, Inc. to Thayer Hospital Associates, Inc. and recorded in the Kennebec County Registry of Deeds in Book 1515, Page 574.
9. Rosenthal Investments, Inc. to Niehoff and recorded in the Kennebec County Registry of Deeds in Book 1531, Page 46.
10. Foresite, Inc. to Howard Sacks and recorded in the Kennebec County Registry of Deeds in Book 1688, Page 80.

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Exhibit A – continued

11. Foresite, Inc. to Howard Sacks and recorded in the Kennebec County Registry of Deeds in Book 1610, Page 83.
12. Foresite, Inc. to Howard Sacks and recorded in the Kennebec County Registry of Deeds in Book 1927, Page 38.
13. Foresite, Inc. to Trustees of Mac Trust and recorded in the Kennebec County Registry of Deeds in Book 3755, Page 156.
14. Foresite, Inc. to Howard Sacks and recorded in the Kennebec County Registry of Deeds in Book 1592, Page 523.
15. Supplemental Layout and Notice of Taking dated March 25, 1959 and recorded in the Kennebec County Registry of Deeds in Book 1146, Page 411.
16. Lewis J. Rosenthal to Thayer Hospital Associates, Inc. dated August 12, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1501, Page 635.
17. Deed from Trustees of Waterville Shopping Trust and Foresite, Inc. to Elm Plaza Corporation, dated October 22, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5772, Page 252.

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EXHIBIT B

A certain lot or parcel of land, together with the buildings thereon, situated on the easterly side of the Quarry Road, in Waterville, in the County of Kennebec and State of Maine, lying between the Roland Ware property on the north, the Flood Estate on the south, land of Robert Rosenthal, and Arlyne R. Sacks on the east and the Quarry Road on the west, more particularly described as follows:

Commencing at the southwesterly corner of land conveyed to Robert Rosenthal and Arlyne R. Sacks by Lewis J. Rosenthal by deeds dated December 28, 1961 and recorded in the Kennebec County Registry of Deeds in Book 1249, Page 448, and February 8, 1962 and recorded in the Kennebec County Registry of Deeds in Book 1263, Page 26; thence northerly along the westerly line described in said deeds as aforesaid to the southerly line of land now or formerly of Roland Ware; thence in a westerly direction along the said southerly line of the said Ware to its intersection with the right of way of Interstate Route 95; thence west, southwest, south and west, along the said right of way of Interstate Route 95, to the easterly line of the Quarry Road, so-called; thence south along the easterly line of the Quarry Road to an iron pin set in the ground at the northwesterly corner of land now or formerly of the Flood Estate; thence in a northeasterly direction along the northerly line of the said Flood Estate to the point of beginning.

Excepting the following outconveyances: *Lewis J. Rosenthal to Evelyn F. Rosenthal dated May 28, 1965, recorded in the Kennebec County Registry of Deeds in Book 1378, Page 389; Foresite, Inc. to Howard Sacks dated December 4, 1972, recorded in the Kennebec County Registry of Deeds in Book 1610, Page 83 (corrected by deed to Howard Sacks dated August 29, 1973, recorded in Book 1688, Page 80); Foresite, Inc. to Howard Sacks dated July 14, 1976, recorded in the Kennebec County Registry of Deeds in Book 1927, Page 38; and Lewis J. Rosenthal, Evelyn F. Rosenthal and Foresite, Inc. to Mid-Maine Medical Center dated March 9, 1981, recorded in the Kennebec County Registry of Deeds in Book 2401, Page 167.*

RECEIVED KENNEBEC SS.

2000 AUG 28 PM 1:01

ATTEST: *Theresa Ruth Maine*
REGISTER OF DEEDS

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